



CONSTRUCTION CERTIFICATE

Pursuant to Part 6 of the Environmental Planning & Assessment Act 1979

CERTIFICATE NO.:	CC-21196
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	13 December 2021
SUBJECT LAND:	
Lot & DP	Lot 108 DP 1262310
Address	2 Aldington Road, Kemps Creek NSW 2178 (also known as 2-24 Emporium Avenue)
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT:	
Name	Mack Bowman
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Phone: 02 9230 7347 Fax: 02 9230 7444
Email	Mack.bowman@goodman.com
OWNER:	
Name	BGMG11 Pty Ltd ATF BGMG1 Oakdale West Trust
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Phone: 02 9230 7347 Fax: 02 9230 7444
Email	
DESCRIPTION OF DEVELOPMENT:	CC1: Early works including in-ground stormwater services, foundations, structure, wall and roof cladding only , associated with the construction of a Warehouse Distribution Centre with signage and associated site works (Site 3B, Precinct 3, Oakdale West Estate) <i>Note:</i> <ol style="list-style-type: none">This staged Construction Certificate has been issued for the building works described above only. Separate Construction Certificate/s will be required prior to commencement of any subsequent works.This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.
BCA CLASSIFICATION:	Class 5 & 7b
DEVELOPMENT CONSENT:	
Development Application No. & Date of Determination	DA21/0440 dated 25.11.2021
STATUTORY CERTIFICATION:	
<i>Work completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as are referred to in Part 6 of the Environmental Planning & Assessment Act 1979.</i>	
APPROVED PLANS:	Refer to Schedule 1
FIRE SAFETY SCHEDULE:	Refer to Schedule 2
CONDITIONS:	Refer to Schedule 3
CERTIFYING AUTHORITY DETAILS:	
Certifying Authority	Blackett Maguire + Goldsmith Pty Ltd
Accreditation No.	RBC00004
SIGNATURE:	 Date: 13/12/2021
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith Accreditation No. BDC0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

+ Architectural Plans prepared by SBA Architects Pty Ltd:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA100	J	04.11.2021	GA104	C	05.11.2021
GA101	C	05.11.2021	GA105	H	05.11.2021
GA102	C	05.11.2021	GA130	E	05.11.2021
GA103	C	05.11.2021	GA135	D	05.11.2021

DOCUMENTATION RELIED UPON

In conjunction with the approved plans and specifications the following documentation was relied upon in issuing the Construction Certificate:

+ Documentation:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	CC Application Form	Goodman Property Services PL	09.12.2021
2.	Long Service Levy Receipt No. L0000024868	Long Service Corporation	02.12.2021
3.	CC Staging Letter	Goodman Property Services PL	08.12.2021
4.	Statement - Builder's Details	Qanstruct (Aust) PL	08.10.2021
5.	Architectural Design Compliance Statement	SBA Architects PL	06.12.2021
6.	External Wall System Disclosure Statement	SBA Architects PL	03.12.2021
7.	FP1.4 Performance Report - Weatherproofing	SBA Architects PL	03.12.2021
8.	Structural Design Certificate	Costin Roe Consulting	01.10.2021
9.	Stamped Tap In Plans	Sydney Water Corporation	22.10.2021
10.	Certificate of Test No. FNE11605	CSIRO	11.02.2016
11.	Erosion & Sediment Control Plan	SEEC	02.11.2021
12.	Final Subgrade Inspection and Proof Rolling	Ground Technologies	23.09.2021
13.	Fact Sheet - Cladding Fire-Rating	Fielders Fact File	Aug 17
14.	Fire Assessment Report No. FAS200045	Warringtonfire	28.04.2021
15.	Roof & Wall Cladding - LYT0146	Bluescope Lysaght	Nov 2019
16.	Test Report No 16-006359 - wall	AWTA Product Testing	12.12.2016
17.	Civil Design Certification + plans numbered (C8400, 401, 405, 410, 411, 415, 420, 421, 422, 423, 430, 431, 432, 433, 445, 446, 450 & 451)	AT&L	08.12.2021
18.	Waste Management Plan	SLR	15.06.2021
19.	Waste Management Plan Letter	Qanstruct (Aust) PL	03.12.2021
20.	Test Report NR-17008 - wall batts	CSR Building Products	18.12.2017
21.	Test Report R-20078 - fabric	CSR Building Products	04.02.2021
22.	Site Survey	John Peter Casey	10.03.2021
23.	Connection of Load Application - EE	Endeavour Energy	06.12.2021
24.	Email confirmation of Online Driveway Construction Application DRV210718 - 2-24 Emporium Avenue	Penrith City Council	02.04.2021



ITEM	DOCUMENTATION	PREPARED BY	DATE
25.	Receipt of Payment No. DRV21_0718 - Section 138 Fee	Penrith City Council	02.12.2021
26.	Cover Letter - CTMP & TCP	Qastruct (Aust) PL	03.12.2021
27.	Construction Traffic Management Plan Letter	Qanstruct (Aust) PL	03.12.2021
28.	Construction Traffic Management Plan	Ason Group	13.08.2021
29.	Receipt No. R000051219 for Section 7.12 Contributions	Penrith City Council	09.12.2021
30.	Email confirming satisfaction of DA#35 - CTMP	Penrith City Council	08.12.2021
31.	Email confirming no object to the CTMP provided	Penrith City Council	07.12.2021
32.	Executed VPA	Goodman Property Services PL/Minister of Planning/BGMG11 PL	26.07.2019
33.	Email correspondence regarding DA#16 – fill importation	Penrith City Council	09.12.2021
34.	DRAINS Output	Geoffrey O'Loughlin	Sep 2019
35.	Infra Bond Receipt R000051240	Penrith City Council	10.12.2021



SCHEDULE 2

FIRE SAFETY SCHEDULE

Issued under Clause 168 of the Environmental Planning & Assessment Regulation 2000

ADDRESS:	2 Aldington Road, Kemps Creek
OWNER:	BGMG11 Pty Ltd ATF BGMG1 Oakdale West Trust
DEVELOPMENT APPLICATION NO.:	DA21/0440
CONSTRUCTION CERTIFICATE NO.:	CC-21196

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule, which, for the purposes of Clause 168 of the Environmental Planning and Assessment Regulation 2000, is deemed to be the current fire safety schedule for the building.

SCHEDULE

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fire Detection & Alarm System (Smoke Exhaust)	BCA Spec. E2.2a & AS 1670.1 – 2018	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 or AS 2118.4, 6 –2012	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and / or Clause 3.22 of AS 1670.1 – 2018	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018	✓
Fire Control Centres and Rooms	BCA Spec E1.8	✓
Fire Doors	BCA Clause D2.8 and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels (Warehouse only)	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓
Paths of Travel	EP&A Regulation Clause 186	✓
Perimeter Vehicular Access	BCA Clause C2.4	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 –2015	✓
Warning & Operational Signs	AS 1905.1 – 2015, BCA Clause D3.6 & E3.3	✓



SCHEDULE 3

CONDITIONS OF CONSTRUCTION CERTIFICATE

There are no conditions pursuant to clause/s 144, 146B, 187 & 188 of the Environmental Planning & Assessment Regulation 2000 at the date of issue of this Construction Certificate.

Nil.



13 December 2021

The General Manager
Penrith City Council
PO Box 60
PENRITH NSW 2751

Dear Sir / Madam,

**REFERENCE: DA NO. DA21/0440
2 ALDINGTON ROAD, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

As required by Clause 142(2) of the EP&A Regulation 2000 (the Regulation) notice is hereby given that the following application for Construction Certificate has now been approved.

Applicant: Goodman Property Services PL
Subject Address: 2 Aldington Road, Kemps Creek
Project No. 210238
Date Received: 10 December 2021
Date Determined: 13 December 2021

Please find undercover a copy of the Construction Certificate No. CC-21196 for the proposed CC1: Early works including in-ground stormwater services, foundations, structure, wall and roof cladding **only**, associated with the construction of a Warehouse Distribution Centre with signage and associated site works (Site 3B, Precinct 3, Oakdale West Estate).

We have also enclosed a copy of the following for Councils record:

- + Application form;
- + Fire Safety Schedule; and
- + Approved documentation and other documentation relied upon as indicated on the Construction Certificate.

Pursuant to Clause 263(2) Environmental Planning and Assessment Regulation 2000, please find enclosed a cheque to the sum of \$41.00 for the submission of this Part 6 Certificate and request that a receipt for which is forwarded to our office.

If we have provided the approved documentation to you electronically on a USB storage device, we would like to advise you that this device is for transmittal purposes only and is not designed for long term storage, please transfer all documentation to a purpose designed form of storage media.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours sincerely,

Dean Goldsmith
Director
Blackett Maguire + Goldsmith Pty Ltd



13 December 2021

Goodman Property Services (Aust) Pty Ltd
1-11 Hayes Road
ROSEBERY NSW 2018

Attention: Mack Bowman

Dear Mack,

**REFERENCE: DA NO. DA21/0440
2 ALDINGTON ROAD, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 10.12.2021 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21196 and associated documentation for the proposed CC1: Early works including in-ground stormwater services, foundations, structure, wall and roof cladding **only**, associated with the construction of a Warehouse Distribution Centre with signage and associated site works (Site 3B, Precinct 3, Oakdale West Estate).

We have forwarded a copy of the Construction Certificate together with the approved documentation to Council for its record.

Please also find attached an inspection schedule relevant to this development. The inspection schedule identifies the necessary Statutory Mandatory Critical Stage Inspections that must be undertaken together with other inspections of the progress building works, by our office.

It is the client's responsibility to ensure that our office is contacted with not less than 48 hours' notice for our attendance to each of these inspections.

The primary reason for these Statutory Mandatory Critical Stage Inspections is to ensure that the development proceeds in accordance with the development consent, Construction Certificates and that the development is fit for occupation in accordance with its classification under the Building Code of Australia. The Principal Certifying Authority does not undertake detailed quality control inspections. Critical Stage Inspections do not provide the level of supervision required to ensure that the minimum standards and tolerances specified by the 'Guide to Standards and Tolerances 2017 ©' are achieved.

The quality of any development is a function of the quality of the principal contractor's or owner builder's supervision of individual contractors and trades on a daily basis during the development. The PCA does not undertake this role.

The NSW Office of Fair Trading have published a 'Guide to Standards and Tolerances 2017 ©'. The guide can be obtained from the Office of Fair Trading website.

We thank you for your assistance in this matter and should you have any enquiries please do not hesitate to contact me on 9211 7777.

Yours sincerely,

Dean Goldsmith
Director
Blackett Maguire + Goldsmith Pty Ltd



INSPECTION SCHEDULE

STATUTORY MANDATORY CRITICAL STAGE INSPECTIONS

The following statutory mandatory critical stage inspections must be undertaken during the construction program.

- + After the commencement of the excavation for, and before the placement of, the first footing for Class 2, 3, 4, 5, 6, 7, 8 or 9 buildings.
- + Prior to covering of any stormwater drainage connections.
- + After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.

OTHER REQUIRED INSPECTIONS

Please ensure that our office is contacted to undertake the following inspections throughout the construction program:

- + Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.

COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

All building works must be carried out strictly in accordance with the Building Code of Australia 2019 Amendment 1 (BCA). Any departure from the deemed-to-satisfy (DTS) requirements of the BCA must have the prior approval of Blackett Maguire + Goldsmith Pty Ltd